

Campus Park Specific Plan Amendment & General Plan Amendment Report

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PREFACE

A. SUMMARY

The Campus Park Project (hereafter referred to as “Proposed Project” or “Project”) is a 416.1-acre planned community composed of single family and multi-family residential neighborhoods, a neighborhood retail town center, professional office areas, recreational facilities, natural open space preservation areas and trails. This Specific Plan Amendment (SPA) and General Plan Amendment Report (GPAR) update the planning concept for the community and provide the framework for implementation.

The Project boundary includes 241 acres of the original Campus Park Specific Plan area and additional adjacent 176 acres to the north. The remaining areas of the original Campus Park Specific Plan, under separate ownership, are referred to as the Campus Park West area and a future Palomar College campus. Both these areas are addressed by separate applications. Changes to the Campus Park Specific Plan proposed with this Specific Plan Amendment and General Plan Amendment Report result from changes in land ownership and development goals coupled with the desire of the County of San Diego to provide a transportation node and a balanced master planned community. In addition, through these amendments the County is able to comprehensively plan a larger land area and, most importantly, preserve large continuous areas of natural open space and sensitive wetlands habitat.

B. DOCUMENT ORGANIZATION

This combined Specific Plan Amendment /General Plan Amendment Report includes the following information:

Section I: A description of the Project's physical setting and planning history; and a summary of the policy framework within which the Project is proposed and reviewed.

Section II: An overview of proposed amendments to the County General Plan, Fallbrook Community Plan and zoning; and a discussion of the proposal's merits.

Section III: A description of the proposed Campus Park Specific Plan Amendment land use, infrastructure, implementation requirements, and intended phasing. This section contains design guidelines including development regulations to classify, restrict and separate the use of land, buildings and structures, and to regulate and limit the type, height and bulk of buildings and structures. The regulations provide the basis by which the County will review and evaluate the preliminary and final drawings for subsequent development applications, and provide guidance at the design review level. In the event of a conflict, the regulations found in this Campus Park Specific Plan Amendment supersede other County regulations.

Section IV: A summary of the various discretionary and ministerial permits and applications required for the Project as well as a description of Project phasing.

Section V: A consistency description of how the proposed Specific Plan Amendment meets the goals and policies of the County General Plan.

Report appendixes include the proposed edits to the Fallbrook Community Plan, proposed edits to the County's I-15 Corridor Subregional Plan, I-15/Hwy 76 Interchange Master Specific Plan, a 1000 scale Vicinity Map, Service District letters, and County of San Diego Zoning Ordinance Summary.